

141.0

0007

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

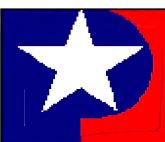
ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,081,100 / 1,081,100

USE VALUE: 1,081,100 / 1,081,100

ASSESSED: 1,081,100 / 1,081,100


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
71		WALNUT ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	BROWN EZEKIEL W	
Owner 2:		
Owner 3:		
Street 1:	71 WALNUT STREET	
Street 2:		

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1:	COX DIANE E -
Owner 2:	TANNETTA DAVID -
Street 1:	71 WALNUT STREET

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains .247 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1860, having primarily Vinyl Exterior and 2542 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10742	Sq. Ft.	Site			0	70.	0.69	8									519,583						519,600	

Total AC/Ha: 0.24660

Total SF/SM: 10742

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total:

519,583

Spl Credit

Total:

519,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																																												
Type:	15 - Old Style			Full Bath:	1	Rating:	Good	A Bath:								14 FFL (154)	15 SFL FFL BMT (330)																																																																																																																																							
Sty Ht:	2A - 2 Sty +Attic			3/4 Bath:				A 3QBth:								11	11																																																																																																																																							
(Liv) Units:	1	Total: 1		Foundation:	3 - BrickorStone				1/2 Bath:	1	Rating:	Good					15	9																																																																																																																																						
Frame:	1 - Wood				A HBth:				OthrFix:								8	1																																																																																																																																						
Prime Wall:	4 - Vinyl				OthrFix:				WSFlue:								32	31																																																																																																																																						
Sec Wall:	2 - Clapboard	5%		Roof Struct:	1 - Gable				Kits:	1	Rating:	Very Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	UAT SFL FFL BMT (768)	40																																																																																																																													
Roof Cover:	1 - Asphalt Shgl				Color:	WHITE				A Kits:				Other													OFFP (536)	24																																																																																																																												
View / Desir:				Frpl:	1	Rating:	Good	Upper													9	32																																																																																																																																		
GENERAL INFORMATION				WSFlue:				Lvl 2													31	40																																																																																																																																		
Grade:	B- - Good (-)				CONDO INFORMATION				Lvl 1													40																																																																																																																																		
Year Blt:	1860	Eff Yr Blt:		Location:				Lower																																																																																																																																																
Alt LUC:				Total Units:				Totals	RMS:	8	BRs:	3	Baths:	1	HB	1																																																																																																																																								
Jurisdct:	G10	Fact: .		Floor:				REMODELING																RES BREAKDOWN																																																																																																																																
Const Mod:				% Own:				Exterior:								No Unit	RMS	BRS	FL	Interior:								1	8	3	M																																																																																																																									
Lump Sum Adj:				Name:				Additions:								Kitchen:								Plumbing:								Electric:								Heating:								General:																																																																																																								
INTERIOR INFORMATION				DEPRECIATION			Override:								Baths:								Totals								Totals								Totals																																																																																																																	
Avg Ht/FL:	STD				Phys Cond:	GV - Good-VG	10. %		Total:								10.8 %																																																																																																																																							
Prim Int Wal	2 - Plaster				Functional:																																																																																																																																																			
Sec Int Wall:	%			Economic:																																																																																																																																																				
Partition:	T - Typical				Special:																																																																																																																																																			
Prim Floors:	3 - Hardwood				Override:																																																																																																																																																			
Sec Floors:	%			Total:	10.8 %																																																																																																																																																			
Bsmnt Flr:	12 - Concrete				CALC SUMMARY				COMPARABLE SALES																SUB AREA																SUB AREA DETAIL																																																																																																															
Subfloor:				Basic \$ / SQ:	135.00			Rate																Parcel ID	Typ	Date	Sale Price			Code																Description	Area - SQ	Rate - AV	Undepr Value	Sub Area																% Usbl	Descrip	% Type	Qu	# Ten																																																																																		
Bsmnt Gar:				Size Adj.:	1.09680843																			FFL																First Floor	1,252	148.050	185,364	UAT																100 FLA																100 A																																																																												
Electric:	3 - Typical				Const Adj.:	0.99989998																			BMT																Basement	1,098	44.420	48,769																																																																																																												
Insulation:	2 - Typical				Adj \$ / SQ:	148.054																			SFL																Second Floor	1,098	148.050	162,564																																																																																																												
Int vs Ext:	S				Other Features:	87250																			OPF																Open Porch	536	19.580	10,493																																																																																																												
Heat Fuel:	2 - Gas				Grade Factor:	1.21																			UAT																Upper Attic	192	103.640	19,899																																																																																																												
Heat Type:	3 - Forced H/W				NBHD Inf:	1.00000000																																																																																																																																																		
# Heat Sys:	1				NBHD Mod:																																																																																																																																																			
% Heated:	100	% AC:		LUC Factor:	1.00																																																																																																																																																			
Solar HW:	NO	Central Vac:		Adj Total:	622349																			WtAv\$/SQ:																AvRate:	Ind.Val																																																																																																															
% Com Wal	% Sprinkled			Depreciation:	67214																			Juris. Factor:																1.00	Before Depr:	179.15																																																																																																														
				Deprecated Total:	555136																			Special Features:																0	Val/Su Net:	132.93																																																																																																														
																				Final Total:																555100	Val/Su SzAd	236.21																																																																																																																		
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:			IMAGE																AssessPro Patriot Properties, Inc																																																																																																																				
SPEC FEATURES/YARD ITEMS				PARCEL ID 141.0-0007-0006.0																																																																																																																																																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value																																																																																																																																						
4	Garage W/Lof	D	Y	1	23X18	A	AV	1910	23.14	T	40	101			5,700			5,700																																																																																																																																						
19	Patio	D	Y	1	18X18	A	AV	1970	3.41	T	39.2	101			700			700																																																																																																																																						
More: N	Total Yard Items:				6,400			Total Special Features:							Total:			6,400																																																																																																																																						